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N.A.*

UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA

JPMORGAN CHASE BANK, N.A.,

Plaintiff,

vs.

SBW INVESTMENT, LLC, a Utah
limited liability company; SFR
INVESTMENTS POOL 1, LLC, a Nevada
limited liability company;
YORK VILLAGE COMMUNITY
ASSOCIATION, a Nevada non-profit
corporation; NEVADA ASSOCIATION
SERVICES, a Nevada corporation

Defendants.

Case No. 2:16-cv-02012-JCM-VCF

**STIPULATION AND ORDER TO 1)
DISMISS CLAIMS BETWEEN
JPMORGAN CHASE BANK, N.A.,
YORK VILLAGE COMMUNITY
ASSOCIATION, AND SFR
INVESTMENTS POOL 1, LLC WITH
PREJUDICE; AND 2) LIFT STAY
ENTERED APRIL 9, 2018**

SFR INVESTMENTS POOL 1, LLC,

Counter/Cross-Claimant

vs.

JPMORGAN CHASE BANK, N.A., and
LASHAUN L. POLK,

Counter/Cross-Defendants.

Pursuant to Rule 41 of the Federal Rules of Civil Procedure Plaintiff/Counter-Defendant JPMorgan Chase Bank, N.A. ("Chase"), Defendant/Counterclaimant/Cross-Claimant SFR Investments Pool 1, LLC ("SFR") and Defendant York Village Community Association ("York Village") (collectively, the "Parties"), through their respective attorneys, stipulate as follows:

1. This action concerns title to real property commonly known as 8137 Lake Geneva Court, Las Vegas, NV 89113 (the "Property") following a homeowner's association foreclosure sale conducted on August 24, 2012, with respect to the Property.

2. As it relates to the Parties, a dispute arose regarding that certain Deed of Trust recorded against the Property in the Official Records of Clark County, Nevada as Instrument Number 20080402-0002392 (the "Deed of Trust"), and in particular, whether the Deed of Trust continues to encumber the Property.

3. The Parties to this Stipulation have agreed to release their respective claims, and further agreed that the claims between them, including the Complaint and Counterclaim, shall be DISMISSED with prejudice.

4. As neither SBW Investment, LLC nor Nevada Association Services appeared in this action, Chase hereby voluntarily dismisses its claims against them pursuant to Fed. R. Civ. P. 41(a)(1)(A)(i).

5. The Parties further stipulate and agree that the two Lis Pendens recorded against the Property in the Official Records of Clark County, Nevada, as Instruments Number 20161208-0001199 and 20140220-0000116 be, and the same hereby are, EXPUNGED.

6. The Parties further stipulate and agree that the \$500 in security costs posted by Chase on November 9, 2016 pursuant to this Court's Order [ECF No. 15] shall be discharged and released to the Ballard Spahr LLP Trust Account.

7. The Parties further stipulate and agree that a copy of this Stipulation and Order may be recorded with the Clark County Recorder.

8. The Parties further agree to lift the stay entered April 9, 2018 [ECF No. 63].

9. Each party in this case number 2:16-cv-02012-JCM-VCF shall bear its own attorneys' fees and costs.

Dated: November 19, 2018

BALLARD SPAHR LLP

KIM GILBERT EBRON

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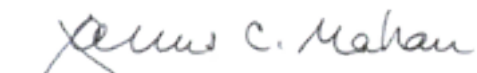
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IT IS SO ORDERED:



UNITED STATES DISTRICT JUDGE

DATED: January 28, 2019